

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

Apt. 29, 3 Sheen Gardens, Manchester
M22 5LE

The Tribunal members were

Mr PA Barber (Judge)
Mr A Hossain (Valuer)

Landlord

Sammark Limited

Address

Property Genius 424 Barlow Moor Road, Manchester M21
8AD

Tenant

Ms Tunde Alawiye

1. The rent is:£

975

Per

Cal Month

(excluding water rates and council
tax but including any amounts in
paras 3)

2. The date the decision takes effect is:

07 March 2025

*3. The amount included for services is/is
negligible/not applicable

Not
applicable

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

07 March 2024

6. Length of the term or rental period

Cal month

7. Allocation of liability for repairs

As per Landlord & Tenant Act 1985
s.11

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

The tribunal could only view the exterior as access was not provided. However, the property is a 2-bedroom first floor flat in a modern development. Parking is assumed.

Chairman

P A BARBER

Date of Decision

07 July 2025